

CITY OF MIAMI BEACH

PLANNING DEPARTMENT



HISTORIC PRESERVATION BOARD AFTER ACTION REPORT FOR MEETING HELD TUESDAY, FEBRUARY 11, 2003

I. REQUESTS FOR EXTENSIONS OF TIME

1. HPB File No. 1266, 6985 Collins Avenue - Crystal Beach Club. The applicant, First Leisure Corp., is requesting a one (1) year Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness for Demolition associated with the partial alteration and modification of the north and west façades of an existing four (4) story hotel. Specifically the applicant is proposing to remove an existing, non-original curtain wall and restore and renovate the remaining façade.

APPROVED

II. REQUESTS FOR VARIANCES

1. HPB File No. 1216, 1433 Collins Avenue - Carlton Hotel. The applicant, The Beginning, LC, is requesting a Variance from sections 118-532(f) and 118-564(f)(11) of the City Code in order to obtain an additional Extension of Time to obtain a Building Permit for a previously issued Certificate of Appropriateness for the partial demolition, alteration, renovation and restoration, of an existing hotel, inclusive of the construction of a new four (4) story annex structure.

APPROVED

III. REQUESTS FOR CERTIFICATES OF APPROPRIATENESS

1. Previously Continued Projects
 - a. HPB File No. 1336, 205-237 Twentieth Street, 2000-2038 Collins Avenue, and 220 Twenty-First Street. The applicant, Just Around the Corner, LLC, TGNC Development, LLC, and POP Development, LLC, is requesting a Certificate of Appropriateness to substantially demolish, alter and modify six (6) existing structures, to extend an existing parking deck, and to construct five (5) floors of residential units above one (1) level of retail space.

APPROVED

- b. HPB File No. 1337, 1025, 1037 and 1045 Michigan Avenue. The applicant, Nipojeve, LLC, is requesting a Certificate of Appropriateness to construct a new four (4) story, multi-family residential building on a site containing three (3) existing residential structures.

APPROVED

- c. HPB File No. 1340, Monument Island. The applicant, the City of Miami Beach, is requesting a Certificate of Appropriateness for an environmentally friendly landscape plan and pathway system that will repair and replace extensive damage done to the island by a major fire in the summer of 1996.

APPROVED

2. New Projects

- a. HPB File No. 1341, 344 Ocean Drive - Ocean Beach Hotel. The applicant, Green Comet, LLC, is requesting a Certificate of Appropriateness to construct a new three (3) story hotel building which replicates the front façade of the structure that existed on the site until 2002 when it was demolished under an Emergency Demolition Order.

APPROVED

- b. HPB File No. 1342, 733 Third Street and 311 Meridian Avenue. The applicant, Atlantic South Beach Properties, LLC, is requesting a Certificate of Appropriateness to partially demolish, alter, and modify an existing wood frame bungalow, to demolish an existing one (1) story concrete structure, and to construct a new five (5) story residential building to the south and east of the existing bungalow.

APPROVED

- c. HPB File No. 1345, 1101, 1103, 1105, 1117 and 1119 5th Street, 510, 514, 522 and 530 Lenox Avenue. The applicant, A&R Sobe, LLC, is requesting a Certificate of Appropriateness to demolish an existing two (2) story structure and an existing one (1) story structure, leaving an existing two (2) story structure on the southeast corner of the subject site and constructing a parking lot on the remainder of the lot.

CONTINUED : to March 11, 2003

IV. REQUESTS FOR PRELIMINARY EVALUATIONS

1. HPB File No. 1344, 835 Collins Avenue - Lily Hotel. The applicant, Lily Partners, is requesting a Preliminary Evaluation of a proposal to demolish a rear accessory structure and construct a new addition to an existing structure.

COMMENTS GIVEN

V. NEW BUSINESS

1. HPB File No. 1377, Discussion Item. Altos del Mar streetscape improvements.

ITEM DISCUSSED

2. Update on Lincoln Road fountain improvements.

ITEM DISCUSSED

- VI. NEXT MEETING DATE REMINDER:
Tuesday, March 11, 2003